THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170813181

Bill Garrett Davidson County
Batch# 9145 **DEEDWARR**
10/06/2017 08:58:50 AM 2 pgs
Fees: $13.00 Taxes: $1,960.63

20171006-0102696

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is:$529,900.00.

Patricia P. Sengstack
Affiant

Subscribed and sworn to before me, this28th day of September, 2017.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Glenn J. Sengstack and Patricia P. Sengstack 3512 Rainbow Place Nashville TN 37204-3819	New Owner	Tax Parcel ID No. 118-14 84.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy R. Martin and Tess L. Stovall, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glenn J. Sengstack and Patricia P. Sengstack, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Longview Manor, Section One and Two of record in Plat Book 1424, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This is improved property known as 3512 Rainbow Place, Nashville, TN 37204.

Being the same property conveyed to Jeremy R. Martin and wife, Tess L. Stovall, husband and wife by Warranty Deed from Michael L. Yu and Erin N. Yu, husband and wife, recorded on the 31st day of August, 2012 in Instrument No. 20120831-0078977, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LONGVIEW MANOR, SECTION ONE AND TWO, as recorded in Plat Book 1424, Page(s) 127.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5609, Page 61.

This is improved property located at 3512 Rainbow Place Nashville TN 37204-3819

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2017.

Jeremy R. Martin

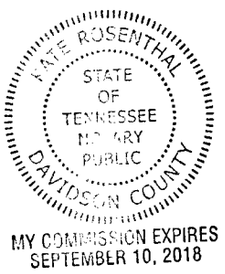
Tess L. Stovall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy R. Martin and Tess L. Stovall, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2017.

Notary Public



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018